

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 11				
% of Funds Committed	100.00 %	98.23 %	1	96.45 %	100	100	
% of Funds Disbursed	86.33 %	88.34 %	6	87.93 %	32	32	
Leveraging Ratio for Rental Activities	10.8	5.58	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.47 %	90.91 %	8	83.38 %	35	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.84 %	63.73 %	3	70.15 %	53	57	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.45 %	81.90 %	4	80.67 %	68	74	
% of 0-30% AMI Renters to All Renters***	42.74 %	33.74 %	6	45.30 %	43	44	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.63 %	94.11 %	6	95.32 %	32	31	
Overall Ranking:			In State: 3 / 11		Nationally: 68 70		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,892	\$14,291		\$26,635	503 Units	69.50 %	
Homebuyer Unit	\$28,589	\$32,703		\$14,938	68 Units	9.40 %	
Homeowner-Rehab Unit	\$10,779	\$20,313		\$20,675	153 Units	21.10 %	
TBRA Unit	\$0	\$548		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,306	\$77,091	\$12,004
State:*	\$75,859	\$10,227	\$22,126
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	27.4	11.8	3.3	0.0	Single/Non-Elderly:	15.4	35.3	15.0	100.0
Black/African American:	70.9	75.0	94.8	100.0	Elderly:	57.6	10.3	66.7	0.0
Asian:	0.8	0.0	0.0	0.0	Related/Single Parent:	23.1	17.6	3.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.3	26.5	11.1	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	1.7	10.3	0.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	11.8	1.3	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	1.5	0.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	66.5	14.7	39.2	0.0	Section 8:	43.9	0.0 [#]		
2 Persons:	14.6	33.8	37.9	0.0	HOME TBRA:	0.0			
3 Persons:	11.2	26.5	9.8	0.0	Other:	1.7			
4 Persons:	4.2	14.7	9.2	100.0	No Assistance:	54.5			
5 Persons:	2.5	2.9	2.0	0.0					
6 Persons:	1.0	2.9	1.3	0.0					
7 Persons:	0.0	4.4	0.0	0.0					
8 or more Persons:	0.0	0.0	0.7	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				177

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston State: SC Group Rank: 68
 (Percentile)
 State Rank: 3 / 11 PJs Overall Rank: 70
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	94.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	77.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.45	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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